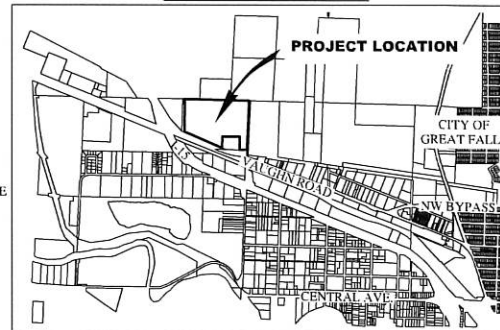


PLAT OF MAEDER ADDITION (PRELIMINARY PLAT)

LOCATED IN: NE1/4 OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.MONTANA, CASCADE COUNTY
PURPOSE: THREE (3) LOT MINOR SUBDIVISION
COMMISSIONED BY: MICHAEL WAYNE MAEDER
OWNER: MICHAEL WAYNE MAEDER

VICINITY MAP



KLJ
2969 Airport Road,
Suite 1B, Helena, MT
59601
(406) 449-7764
www.kljeng.com

DOCUMENT NO.

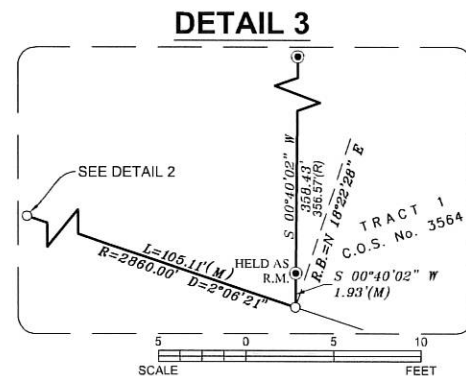
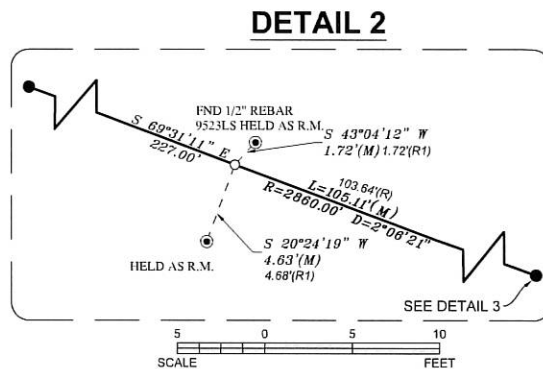
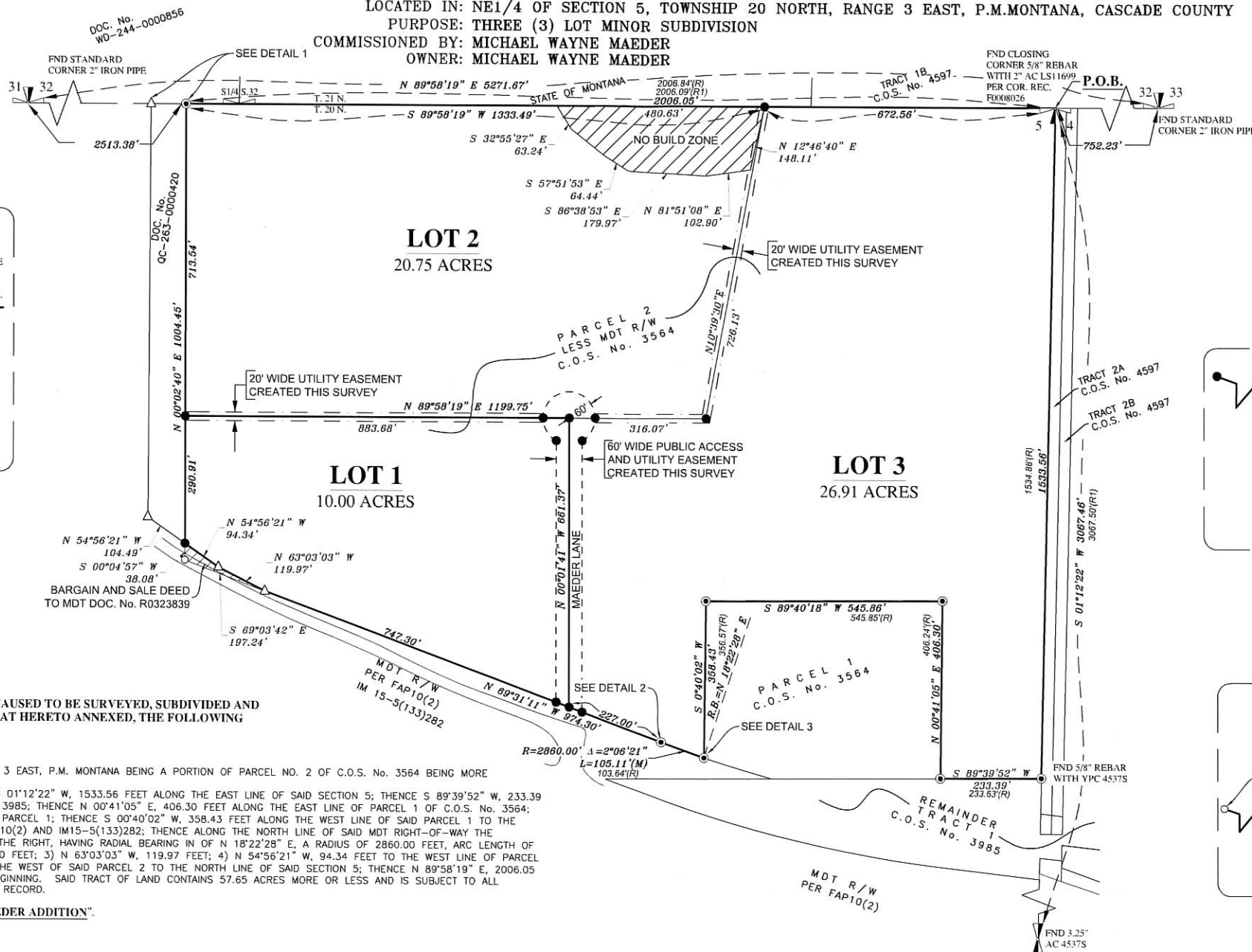
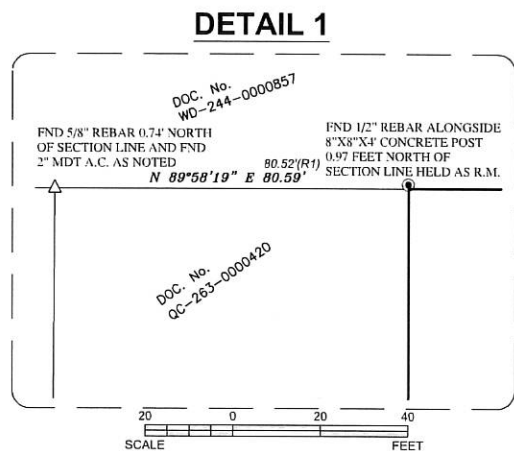
DRAFTED
JWS
REVIEWED
MJR
PROJECT NUMBER
1806-00269
ISSUE DATE
8/2018

PLAT OF MAEDER ADDITION
THREE (3) LOT MINOR SUBDIVISION
CASCADE COUNTY, MONTANA

SECTION 5, TOWNSHIP 20 NORTH, RANGE 3 EAST

PLAT OF MAEDER ADDITION
THREE (3) LOT MINOR SUBDIVISION
CASCADE COUNTY, MONTANA

SHEET
1 OF 1



CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND EASEMENTS, AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN CASCADE COUNTY, MONTANA TO WIT;

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN NE1/4 OF SECTION 5, T. 20 NORTH, R. 3 EAST, P.M. MONTANA BEING A PORTION OF PARCEL NO. 2 OF C.O.S. No. 3564 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S 01°12'22" W, 1533.56 FEET ALONG THE EAST LINE OF SAID SECTION 5; THENCE S 89°39'52" W, 233.39 FEET ALONG THE NORTH LINE OF THE REMAINDER TRACT OF C.O.S. No. 3985; THENCE N 00°41'05" E, 406.30 FEET ALONG THE EAST LINE OF PARCEL 1 OF C.O.S. No. 3564; THENCE S 89°40'18" W, 545.86 FEET ALONG THE NORTH LINE OF SAID PARCEL 1; THENCE S 00°40'02" W, 358.43 FEET ALONG THE WEST LINE OF SAID PARCEL 1 TO THE NORTH LINE OF MDT RIGHT-OF-WAY AS SHOWN OF MDT PROJECT FAP-10(2) AND IM15-5(133)282; THENCE ALONG THE NORTH LINE OF SAID MDT RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING RADIAL BEARING IN OF N 18°22'28" E, A RADIUS OF 2860.00 FEET, ARC LENGTH OF 105.11 FEET, AND DELTA ANGLE OF 2°06'21"; 2) N 69°31'11" W, 974.30 FEET; 3) N 63°03'03" W, 119.97 FEET; 4) N 54°56'21" W, 94.34 FEET TO THE WEST LINE OF PARCEL 2 OF C.O.S. No. 3564; THENCE N 00°02'40" E, 1004.45 FEET ALONG THE WEST OF SAID PARCEL 2 TO THE NORTH LINE OF SAID SECTION 5; THENCE N 89°58'19" E, 2006.05 FEET ALONG THE NORTH LINE OF SAID SECTION 5 TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 57.65 ACRES MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS, EASEMENTS SHOWN ON PLAT AND DOCUMENTS OF RECORD.

THE ABOVE DESCRIBED TRACT IS TO BE KNOWN AND DESIGNATED "MAEDER ADDITION".

CERTIFICATE OF ACKNOWLEDGEMENT/APPROVAL

NOTATION: (1) I/WE, THE UNDERSIGNED HEREBY GRANT UNTO EVERY PERSON, FIRM OR CORPORATION -- WHETHER PUBLIC OR PRIVATE -- PROVIDING OR OFFERING TO PROVIDE TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC: THE RIGHT TO THE JOINT USE OF (AND INGRESS AND EGRESS TO AND FROM) AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN AND UNDER EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER -- TOGETHER AS DEFINED BY MONTANA LAW AND WITH THE FOLLOWING CONDITIONS: (A) NO PERMANENT STRUCTURES MAY BE PLACED ON THE EASEMENT; (B) FEATURES SUCH AS FENCING OR LANDSCAPING ARE SUBJECT TO BE TORN UP FOR MAINTENANCE NEEDS.

NOTATION: (2) WEED MANAGEMENT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS WITHIN THE SUBDIVISION.

NOTATION: (3): THE UNDERSIGNED HEREBY CREATE THE "60' WIDE ACCESS & UTILITY EASEMENT" TO BE KNOWN AS "MAEDER LANE" AS SHOWN AND DESCRIBED ON THIS PLAT.

NOTATION: (4): THE UNDERSIGNED HEREBY CREATED 20' WIDE UTILITY EASEMENTS AS SHOWN AND DESCRIBED ON PLAT.

NOTATION: (5) THE UNDERSIGNED HEREBY CREATES THE "NO BUILD ZONE" AS SHOWN AND DESCRIBED ON PLAT, SLOPES GREATER THAN 25%.

CERTIFICATE OF EXEMPTIONS FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

(LOT 2 AND 3)

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT LOT 2 AND LOT 3 IS EXEMPT FROM DEQ REVIEW IN ACCORD WITH SECTION 76-4-102(16) MCA, BECAUSE THIS IS A PARCEL 20 ACRES OR GREATER, EXCLUSIVE OF PUBLIC ROADWAYS.

OWNER: MICHAEL WAYNE MAEDER

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF MONTANA PERSONALLY APPEARED THE ABOVE NAME KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF MONTANA

PRINTED NAME OF NOTARY

RESIDING AT _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF PLANNING BOARD

WE, THE UNDERSIGNED _____, CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA AND _____, PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAND AND WAS APPROVES IT THIS _____ DAY OF _____, 20____.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD

PLANNING DIRECTOR CASCADE COUNTY PLANNING BOARD

CERTIFICATE OF FINAL PLAT APPROVAL OF CASCADE COUNTY

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW AND APPROVES IT, THIS _____ DAY OF _____, 20____.

CHAIRPERSON, CASCADE COUNTY

ATTEST:
CASCADE COUNTY CLERK & RECORDER

CERTIFICATE OF SURVEYOR

MICHAEL RIES (17794LS)
PROFESSIONAL LAND SURVEYOR
DATE: _____

CERTIFICATE OF COUNTY TREASURER

WE, HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611 (1)(B) OF MCA, THAT ALL REAL PROPERTY TAXES AND AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT AND ENCOMPASSED BY THE PROPOSED "MAEDER ADDITION" HAVE BEEN PAID.

GEOCODE 02-3015-05-1-03-06-0000

DATED THIS _____ DAY OF _____, 20____.

TREASURER, CASCADE COUNTY, MONTANA

RESTRICTIVE COVENANTS

SEE DOCUMENT NUMBER _____

BASIS OF BEARING:
GEODETIC NORTH: BASED UPON
G.P.S. OBSERVATIONS AT
N47°31'14.52932"
W111°22'12082"

LEGEND

- FOUND SEC. CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- CALC'D 1/4 CORNER NOTHING FOUND OR SET
- FOUND MDT R/W 5/8" REBAR WITH 2" AC 11702LS
- FOUND 1/2" REBAR WITH YPC 9523LS (OR AS NOTED)
- SET 5/8" X 24" REBAR WITH YPC 17794LS
- CALCULATED POSITION NOTHING SET
- P.O.B. POINT OF BEGINNING
- R.B. RADIAL BEARING
- R.M. REFERENCE MONUMENT
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- (R) RECORD MEASUREMENT (C.O.S. 3564)
- (R1) RECORD MEASUREMENT (C.O.S. 4861)